

Submitted: March 17, 2016
Approved: March 17, 2016

**MINUTES OF THE ROCKVILLE
HISTORIC DISTRICT COMMISSION
MEETING NO. 2-2016
Thursday, February 18, 2016**

The City of Rockville Historic District Commission convened
in the Mayor and Council Chambers on
February 18, 2016 at 7:00 p.m.

PRESENT

Rob Achtmeyer, Chair
Emily Correll
Anita Neal-Powell
Jessica Reynolds
Stefanie Tincher

Present: Jim Wasilak, Chief of Zoning
Sheila Bashiri, Preservation Planner
Cynthia Walters, Deputy City Attorney
Cynthia Kebba, Principal Planner

I. AGENDA REVIEW WORKSESSION (Black Eyed Susan Conference Room)

Chair Achtmeyer welcomed new member Stefanie Tincher, and announced that there were no decisions made during the Work Session regarding agenda items.

II. COMMITTEE / ORGANIZATION REPORTS

- A. Peerless Rockville – Nancy Pickard, Executive Director
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
 - 1. Nancy Pickard, Executive Director of Peerless Rockville, complemented the staff on the production of the Historic Preservation Report 2016, and noted that Peerless has installed two exhibits, one at Rockville Memorial Library regarding education of African-American students in the 19th century, and one at Quince Orchard Library on the Underground Railroad and Josiah Henson.
 - 2. Anita Neal Powell announced that the Lincoln Park Historical Foundation will celebrate its 39th anniversary and the Leroy E. Neal Center for African History will celebrate its 11th anniversary on Sunday, February 21 at Mt. Calvary Baptist Church.
 - 3. Joan Zenzen of 609 Blossom Drive, speaking on behalf of Peerless Rockville, referenced HDC correspondence from Eric Ledbetter and expressed concern about the proposal for school bus parking at the Carver Center parking lot, a portion of which is in the Historic District.

D. HDC and Staff Comments – None

III. CONSENT AGENDA

A. APPROVAL OF MINUTES: January 21, 2016

B. CERTIFICATES OF APPROVAL

HDC2015-00782

Applicant: Erin Mahony

Address: 405 W. Montgomery

Request: Certificate of Approval for second-story bathroom exhaust vent at rear of house

HDC2016-00781

Applicant: Erin Mahony

Address: 405 W. Montgomery

Request: Amendment to previously approved application to apply stone veneer to retaining wall and garage foundation

Commissioner Neal Powell moved, seconded by Commissioner Correll, to approve the consent agenda. The motion passed 3-0, with Commissioners Reynolds and Tincher abstaining.

IV. CERTIFICATES OF APPROVAL

- A. **HDC2016-00779**, Michael Proffitt of Proffitt and Associates Architect, for a Certificate of Approval to rehabilitate the King Farm Dairy Barn complex, by repairing or replacing the exterior features as needed, including the roofs, the attic wood siding, and the windows and doors, at 16100 Frederick Road.

Ms. Bashiri presented the staff report and recommendation, which recommends approval of most of what was proposed, except it recommends repairing the wood siding as needed rather than in its entirety.

The HDC asked about the difference in appearance and material for the proposed roof material. The HDC discussed the approach for removing and replacing the wood siding with Mr. Proffitt.

Mr. Proffitt agreed to investigate roofing materials that more closely match the existing, and would bring back information to the March HDC meeting. Chair Achtmeyer asked about what was being done about indentifying new uses for the buildings, and Chris Henry from the Recreation and Parks Department responded that the Mayor and Council would be appointing a task force to investigate that issue, among others.

Nancy Pickard of Peerless Rockville spoke in support of retaining the Thompson's Dairy sign on the roof, and supported the staff recommendation.

In finding that the repair and replacement meets Secretary of the Interior Standard #6, Commissioner Reynolds moved, seconded by Commissioner Neal Powell, to approve the repair and replacement of the doors and windows as proposed, and for the repair and replacement of the wood siding as recommended by staff with the condition as recommended. The motion passed 5-0.

- B. HDC2016-00783**, Alvin Aubinoe, to remove aluminum siding, install new shutters, and replace gutters and downspouts as part of whole house rehabilitation at 107 West Jefferson Street.

Ms. Bashiri presented the staff report.

Alvin Aubinoe, applicant, explained that he was the new owner and was relocating his business to the building, and would be rehabilitating the former house. He intends to install shutters on windows that can receive them, and will see whether the window had shutters previously.

Commissioner Correll moved, seconded by Commissioner Neal Powell, to approve the application, with the condition that if the need for any repairs are discovered, HDC approval would be needed, and that shutters to be installed only where there is evidence that shutters previously existed. The motion passed 5-0.

V. COURTESY REVIEW

- A. HDC2016-00784**, Alvin Aubinoe, for Courtesy Review for construction of a 6-car garage, and installation of new driveway and accessible ramp at 107 West Jefferson Street.

Ms. Bashiri presented the staff report.

Mr. Aubinoe explained the rationale behind the request and explained that the driveway would be landscaped to soften the appearance.

Stefanie Tinchler stated that she liked that location of the accessible space, and recommended not using PVC on the garage. Mr. Aubinoe stated that he had preliminary discussions with the State Highway Administration on allowing the second curb cut that were favorable.

Commissioner noted that she felt that the proposal was quite reasonable. Mr. Aubinoe noted that he was trying to reduce the amount of paving in the front of the house.

Nancy Pickard supported keeping the brick path and the accessible pathway.

VI. DISCUSSION

- A. Presentation of Historic Preservation Report 2016.** Cindy Kebba presented the Historic Preservation Trends report with the Commission, which describes trends and background information regarding historic resources in the City, in advance of discussion of the Comprehensive Master Plan. She also explained that there would be Citywide open houses beginning in April.

Commissioner Reynolds expressed an interest in recent past commercial buildings. The Commission decided to discuss the report further at the next meeting.

B. Old Business

Chair Achtmeyer reminded the Commission about providing dates to Ms. Bashiri so that she can schedule training from the Maryland Association of Historic District Commissions (MAHDC) to fulfill the annual training requirement. Commissioners asked to send her dates that they are unavailable in April or May.

C. New Business

VII. ADJOURN

There being no further business to come before the Commission, Chair Achtmeyer adjourned the meeting at 10:01 p.m.